

Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Levy Authority Summary

Local Government Name: CEDAR FALLS
Local Government Number: 07G046

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
CEDAR FALLS URBAN RENEWAL	07019	3
CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL	07039	4
CEDAR FALLS COLLEGE HILL TIF	07042	1
CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR	07043	12

TIF Debt Outstanding: 30,820,930

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	0	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
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TIF Revenue:	7,982,533
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	7,982,533

Rebate Expenditures:	466,677
Non-Rebate Expenditures:	7,515,856
Returned to County Treasurer:	0
Total Expenditures:	7,982,533

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	0	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 22,838,397**

Urban Renewal Area Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS URBAN RENEWAL
 UR Area Number: 07019

UR Area Creation Date: 11/1986

UR Area Purpose: This urban renewal area was created to revitalize and redevelop the City's central business district (Downtown).

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS UR TIF INCR	07105	07106	3,736,787
CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS TIF SSMID INCR	07177	07178	32,081,745
CEDAR FALLS UR DOWNTOWN TIF AMD 3 INCR	07313	07314	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	9,234,260	41,491,780	1,745,910	0	-9,260	52,462,690	0	52,462,690
Taxable	0	5,146,562	37,342,602	1,571,319	0	-9,260	44,051,223	0	44,051,223
Homestead Credits									23

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: 0 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 1,203,650
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 1,203,650

Rebate Expenditures: 0
 Non-Rebate Expenditures: 1,203,650
 Returned to County Treasurer: 0
Total Expenditures: 1,203,650

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: 0 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For CEDAR FALLS URBAN RENEWAL

Waste Water Treatment Facility

Description:	Disinfection Project at Wastewater Treatment Facility
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	No
Payments Complete:	No

Electric Extensions

Description:	Electrical Upgrades in Downtown
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Gas Services

Description:	Gas Services in Downtown
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Water Extensions

Description:	Water Extensions in Downtown
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Communication Services

Description:	Communication Services in Downtown
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

River Place Development

Description:	River Place Development
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

Administrative Fees

Description:	Staff costs related to urban renewal area
Classification:	Administrative expenses
Physically Complete:	Yes

Payments Complete:	No
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Street Lighting

Description:	Street Lighting
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

State Street Development

Description:	State Street Development
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

Annex

Description:	Annex Development Group
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CEDAR FALLS URBAN RENEWAL

Bond Fund

Debt/Obligation Type:	Internal Loans
Principal:	14,342
Interest:	0
Total:	14,342
Annual Appropriation?:	No
Date Incurred:	11/26/2012
FY of Last Payment:	2016

CFU-Gas Utility

Debt/Obligation Type:	Internal Loans
Principal:	28,817
Interest:	0
Total:	28,817
Annual Appropriation?:	No
Date Incurred:	11/24/2003
FY of Last Payment:	2018

CFU-Water Utility

Debt/Obligation Type:	Internal Loans
Principal:	123,843
Interest:	0
Total:	123,843
Annual Appropriation?:	No
Date Incurred:	11/28/2011
FY of Last Payment:	2018

CFU-Communication Utility

Debt/Obligation Type:	Internal Loans
Principal:	139,796
Interest:	0
Total:	139,796
Annual Appropriation?:	No
Date Incurred:	11/24/2012
FY of Last Payment:	2018

Sewer Fund

Debt/Obligation Type:	Internal Loans
Principal:	2,400,000
Interest:	0
Total:	2,400,000
Annual Appropriation?:	No
Date Incurred:	11/26/2012
FY of Last Payment:	2018

CFU-Electric Utility

Debt/Obligation Type:	Internal Loans
Principal:	381,708
Interest:	0
Total:	381,708
Annual Appropriation?:	No
Date Incurred:	11/26/2012
FY of Last Payment:	2018

General Fund

Debt/Obligation Type:	Internal Loans
Principal:	6,725
Interest:	0
Total:	6,725
Annual Appropriation?:	No
Date Incurred:	11/25/2013
FY of Last Payment:	2016

Non-Rebates For CEDAR FALLS URBAN RENEWAL

TIF Expenditure Amount:	78
Tied To Debt:	Bond Fund
Tied To Project:	River Place Development
TIF Expenditure Amount:	800,000
Tied To Debt:	Sewer Fund
Tied To Project:	Waste Water Treatment Facility
TIF Expenditure Amount:	26,133
Tied To Debt:	General Fund
Tied To Project:	Administrative Fees
TIF Expenditure Amount:	27,575
Tied To Debt:	CFU-Gas Utility
Tied To Project:	Gas Services
TIF Expenditure Amount:	118,509
Tied To Debt:	CFU-Water Utility
Tied To Project:	Water Extensions
TIF Expenditure Amount:	36,203
Tied To Debt:	CFU-Communication Utility
Tied To Project:	Communication Services
TIF Expenditure Amount:	183,211
Tied To Debt:	CFU-Electric Utility
Tied To Project:	Electric Extensions
TIF Expenditure Amount:	737
Tied To Debt:	Bond Fund
Tied To Project:	Annex
TIF Expenditure Amount:	11,204
Tied To Debt:	Bond Fund
Tied To Project:	Administrative Fees

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS URBAN RENEWAL (07019)
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS UR TIF INCR
 TIF Taxing District Inc. Number: 07106
 TIF Taxing District Base Year: 1983
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	11/1986
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	6,363,240	546,290	0	0	-9,260	6,900,270	0	6,900,270
Taxable	0	3,546,447	491,661	0	0	-9,260	4,028,848	0	4,028,848
Homestead Credits									22

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,758,880	4,028,848	3,736,787	292,061	7,875

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS URBAN RENEWAL (07019)
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS TIF SSMID INCR
 TIF Taxing District Inc. Number: 07178
 TIF Taxing District Base Year: 1983
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	11/1986
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,871,020	40,945,490	1,745,910	0	0	45,562,420	0	45,562,420
Taxable	0	1,600,115	36,850,941	1,571,319	0	0	40,022,375	0	40,022,375
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,853,680	40,022,375	32,081,745	7,940,630	245,006

FY 2016 TIF Revenue Received: 1,203,650

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS URBAN RENEWAL (07019)
 TIF Taxing District Name: CEDAR FALLS UR DOWNTOWN TIF AMD 3 INCR
 TIF Taxing District Inc. Number: 07314

TIF Taxing District Base Year: 2012

FY TIF Revenue First Received:

Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	28,030	0	0	0	0

FY 2016 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL
 UR Area Number: 07039
 UR Area Creation Date: 01/2007

UR Area Purpose: The purpose of this urban renewal area is for economic development in the Pinnacle Prairie development. The area is to promote large-scale, well-planned land use compatible, mixed-use commercially taxed construction activity.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CEDAR FALLS CITY/CEDAR FALLS SCH/PINNACLE PRAIRIE COMMERCIAL UR TIF INCR	07281	07282	13,736,338
CEDAR FALLS CITY AG/CEDAR FALLS SCH/PINNACLE PRAIRIE COMMERCIAL UR TIF INCR	07283	07284	0
CEDAR FALLS CITY/WATERLOO SCH/PINNACLE PRAIRIE COMMERCIAL UR TIF INCR	07285	07286	16,750,664
CEDAR FALLS CITY AG/WATERLOO SCH/PINNACLE PRAIRIE COMMERCIAL UR TIF INCR	07287	07288	99,350

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,195,900	19,841,910	28,835,200	0	0	-42,596	49,830,414	0	49,830,414
Taxable	534,589	11,058,590	25,951,680	0	0	-42,596	37,502,263	0	37,502,263
Homestead Credits									73

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: 0 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 924,592
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 924,592

Rebate Expenditures: 0
 Non-Rebate Expenditures: 924,592
 Returned to County Treasurer: 0
Total Expenditures: 924,592

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: 0 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL

Water Mains

Description:	Water mains installed in Pinnacle Prairie
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

Prairie Parkway Extension

Description:	Prairie Parkway Extension
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Legal Fees

Description:	Legal Fees
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

Administrative Costs

Description:	Staff Administrative Costs
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL

Water Mains

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/26/2012
FY of Last Payment:	2015

Bond Fund

Debt/Obligation Type:	Internal Loans
Principal:	2,204,286
Interest:	0
Total:	2,204,286
Annual Appropriation?:	No
Date Incurred:	12/08/2012
FY of Last Payment:	2018

Legal Fee Repayment

Debt/Obligation Type:	Internal Loans
Principal:	14,132
Interest:	0
Total:	14,132
Annual Appropriation?:	No
Date Incurred:	12/08/2012
FY of Last Payment:	2018

Staff Costs Repayment

Debt/Obligation Type:	Internal Loans
Principal:	16,050
Interest:	0
Total:	16,050
Annual Appropriation?:	No
Date Incurred:	11/17/2014
FY of Last Payment:	2018

Non-Rebates For CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL

TIF Expenditure Amount:	12,981
Tied To Debt:	Bond Fund
Tied To Project:	Legal Fees

TIF Expenditure Amount:	0
Tied To Debt:	Water Mains
Tied To Project:	Water Mains

TIF Expenditure Amount:	898,615
Tied To Debt:	Bond Fund
Tied To Project:	Prairie Parkway Extension

TIF Expenditure Amount:	12,996
Tied To Debt:	Staff Costs Repayment
Tied To Project:	Administrative Costs

TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL (07039)
TIF Taxing District Name:	CEDAR FALLS CITY/CEDAR FALLS SCH/PINNACLE PRAIRIE COMMERCIAL
UR TIF INCR	
TIF Taxing District Inc. Number:	07282
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2007

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	12,740,850	14,585,780	0	0	-11,112	27,315,518	0	27,315,518
Taxable	0	7,100,920	13,127,202	0	0	-11,112	20,217,010	0	20,217,010
Homestead Credits									27

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	17,330,986	9,995,644	13,736,338	-3,740,694	-100,866

FY 2016 TIF Revenue Received: 370,175

TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL (07039)
TIF Taxing District Name:	CEDAR FALLS CITY AG/CEDAR FALLS SCH/PINNACLE PRAIRIE
COMMERCIAL UR TIF INCR	
TIF Taxing District Inc. Number:	07284
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2007

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	254,040	0	0	0	0	0	254,040	0	254,040
Taxable	113,561	0	0	0	0	0	113,561	0	113,561
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	230,708	23,332	0	23,332	444

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL (07039)
TIF Taxing District Name:	CEDAR FALLS CITY/WATERLOO SCH/PINNACLE PRAIRIE COMMERCIAL UR
TIF INCR	
TIF Taxing District Inc. Number:	07286
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2007

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,101,060	14,249,420	0	0	-31,484	21,318,996	0	21,318,996
Taxable	0	3,957,670	12,824,478	0	0	-31,484	16,750,664	0	16,750,664
Homestead Credits									46

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	497,370	16,750,664	16,750,664	0	0

FY 2016 TIF Revenue Received: 554,417

TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL (07039)
TIF Taxing District Name:	CEDAR FALLS CITY AG/WATERLOO SCH/PINNACLE PRAIRIE COMMERCIAL
UR TIF INCR	
TIF Taxing District Inc. Number:	07288
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2007

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	941,860	0	0	0	0	0	941,860	0	941,860
Taxable	421,028	0	0	0	0	0	421,028	0	421,028
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	677,790	264,070	99,350	164,720	3,701

FY 2016 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS COLLEGE HILL TIF
 UR Area Number: 07042

UR Area Creation Date: 02/2011

UR Area Purpose: The purpose of this urban renewal area is for economic development in the area locally known as "College Hill" and to alleviate and remediate conditions of blight.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CEDAR FALLS CITY/CEDAR FALLS SCH/COLLEGE HILL TIF INCR	07299	07300	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	11,596,880	13,008,140	0	0	-3,704	24,601,316	0	24,601,316
Taxable	0	6,463,345	11,707,326	0	0	-3,704	18,166,967	0	18,166,967
Homestead Credits									6

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: 0 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 122
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 122

Rebate Expenditures: 0
 Non-Rebate Expenditures: 122
 Returned to County Treasurer: 0
Total Expenditures: 122

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: 0 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For CEDAR FALLS COLLEGE HILL TIF

Legal Fees

Description:	Legal Fees Associated with creation of Urban Renewal Area
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

2215 College St

Description:	New mixed use facility
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

2024 College St

Description:	New mixed use facility
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For CEDAR FALLS COLLEGE HILL TIF

Legal Fees

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/26/2012
FY of Last Payment:	2015

Legal Fees

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/28/2011
FY of Last Payment:	2015

Legal Fees

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/28/2013
FY of Last Payment:	2016

Legal Fees

Debt/Obligation Type:	Internal Loans
Principal:	5,484
Interest:	0
Total:	5,484
Annual Appropriation?:	No
Date Incurred:	04/20/2015
FY of Last Payment:	2017

Staff Administrative Costs

Debt/Obligation Type:	Internal Loans
Principal:	7,462
Interest:	0
Total:	7,462
Annual Appropriation?:	No
Date Incurred:	11/16/2015
FY of Last Payment:	2017

Non-Rebates For CEDAR FALLS COLLEGE HILL TIF

TIF Expenditure Amount:	122
Tied To Debt:	Legal Fees
Tied To Project:	Legal Fees

Jobs For CEDAR FALLS COLLEGE HILL TIF

Project:	2215 College St
Company Name:	CV Commercial
Date Agreement Began:	04/22/2013
Date Agreement Ends:	06/01/2021
Number of Jobs Created or Retained:	2
Total Annual Wages of Required Jobs:	49,980
Total Estimated Private Capital Investment:	750,000
Total Estimated Cost of Public Infrastructure:	0

Project:	2024 College St
Company Name:	CV Commercial
Date Agreement Began:	08/12/2013
Date Agreement Ends:	06/02/2021
Number of Jobs Created or Retained:	2
Total Annual Wages of Required Jobs:	49,980
Total Estimated Private Capital Investment:	300,000
Total Estimated Cost of Public Infrastructure:	0

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TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS COLLEGE HILL TIF (07042)
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/COLLEGE HILL TIF INCR
 TIF Taxing District Inc. Number: 07300

TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	02/2011
Economic Development	02/2011

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	11,596,880	13,008,140	0	0	-3,704	24,601,316	0	24,601,316
Taxable	0	6,463,345	11,707,326	0	0	-3,704	18,166,967	0	18,166,967
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	29,372,650	0	0	0	0

FY 2016 TIF Revenue Received: 122

Urban Renewal Area Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR
 UR Area Number: 07043

UR Area Creation Date: 11/1990

This urban renewal area is intended to foster economic development through new public improvements and land acquisition. This urban renewal plan provides a mechanism for the incremental and gradual development and redevelopment of this area.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS IND PARK UR TIF INCR	07153	07154	69,982,650
CEDAR FALLS CITY AG/CEDAR FALLS SCH/CEDAR FALLS IND PARK UR TIF INCR	07155	07156	0
CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS IND PARK II UR TIF INCR	07193	07194	115,774,116
CEDAR FALLS CITY AG/CEDAR FALLS SCH/CEDAR FALLS IND PARK II UR TIF INCR	07195	07196	0
CEDAR FALLS CITY/HUDSON SCH/CEDAR FALLS IND PARK II UR TIF INCR	07197	07198	0
CEDAR FALLS CITY AG/HUDSON SCH/CEDAR FALLS IND PARK II UR TIF INCR	07199	07200	0
CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS IND PARK II AMD 1 INCR	07243	07244	20,068,249
CEDAR FALLS CITY AG/CEDAR FALLS SCH/CEDAR FALLS IND PARK II AMD 1 INCR	07245	07246	0
CEDAR FALLS CITY/CEDAR FALLS SCH/NORTHERN CEDAR FALLS INDUSTRIAL PARK UR INCR	07293	07294	0
CEDAR FALLS CITY AG/CEDAR FALLS SCH/NORTHERN CEDAR FALLS INDUSTRIAL PARK UR INCR	07295	07296	0
CEDAR FALLS IND PKS AMD 5-UNIF HWY 58 TIF INCR	07309	07310	0
CEDAR FALLS AG IND PKS AMD 5-UNIF HWY 58 TIF INCR	07311	07312	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,611,050	4,389,550	234,814,200	42,810,970	0	-14,816	283,610,954	0	283,610,954
Taxable	720,174	2,446,449	211,332,780	38,529,873	0	-14,816	253,014,460	0	253,014,460
Homestead Credits									20

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:

0

0

Amount of 07-01-2015 Cash Balance Restricted for LMI

TIF Revenue: 5,854,169
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 5,854,169

Rebate Expenditures: 466,677
 Non-Rebate Expenditures: 5,387,492
 Returned to County Treasurer: 0
Total Expenditures: 5,854,169

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	0	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
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Projects For CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR

Electrical Extensions

Description:	Electrical Upgrades - Industrial Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Gas Services

Description:	Gas Services - Industrial Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Water Extensions

Description:	Water Extensions - Industrial Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Communication Services

Description:	Communication Services - Industrial Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Electric Generation

Description:	Electric Generation - Walter Scott #4
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Bluff St. Lift Station

Description:	Bluff St. Lift Station
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Reel Deal

Description:	Property Tax Rebates to Reel Deal
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Aerial Services

Description:	Property Tax Rebates to Aerial Services
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Universal Industries

Description:	Property Tax Rebates to Universal Industries
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Target Corporation

Description:	Property Tax Rebates to Target Corporation
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

East Central Iowa Coop

Description:	Property Tax Rebates to East Central Iowa Coop
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Principal Life Insurance

Description:	Property Tax Rebates to Principal Life Insurance
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Highway 58 Pedestrian Bridge

Description:	Pedestrian Bridge
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Highway 58 Intersection Improvements

Description:	Highway 58 Intersectoin Study
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

West Viking Road

Description:	West Viking Road
Classification:	Roads, Bridges & Utilities

Physically Complete:	Yes
Payments Complete:	No

Staff Administrative Costs

Description:	Staff Administrative Costs
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Northern Industrial Park

Description:	Northern Industrial Park Infrastructure
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Street Improvements

Description:	Street improvements in Industrial Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Legal Fees

Description:	Legal Fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR

CFU-Electric Utility

Debt/Obligation Type:	Internal Loans
Principal:	1,587,791
Interest:	0
Total:	1,587,791
Annual Appropriation?:	No
Date Incurred:	11/11/2008
FY of Last Payment:	2021

CFU-Electric Utility-Generation

Debt/Obligation Type:	Internal Loans
Principal:	17,409,355
Interest:	0
Total:	17,409,355
Annual Appropriation?:	No
Date Incurred:	11/11/2008
FY of Last Payment:	2022

CFU-Gas Utility

Debt/Obligation Type:	Internal Loans
Principal:	39,107
Interest:	0
Total:	39,107
Annual Appropriation?:	No
Date Incurred:	11/11/2008
FY of Last Payment:	2021

CFU-Water Utility

Debt/Obligation Type:	Internal Loans
Principal:	174,970
Interest:	0
Total:	174,970
Annual Appropriation?:	No
Date Incurred:	11/11/2008
FY of Last Payment:	2021

CFU-Communication Utility

Debt/Obligation Type:	Internal Loans
Principal:	23,007
Interest:	0
Total:	23,007
Annual Appropriation?:	No
Date Incurred:	11/11/2008
FY of Last Payment:	2021

Northern 2009 GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,865,827
Interest:	0
Total:	1,865,827
Annual Appropriation?:	No
Date Incurred:	11/21/2009
FY of Last Payment:	2024

General Fund

Debt/Obligation Type:	Internal Loans
Principal:	112,053
Interest:	0
Total:	112,053
Annual Appropriation?:	No
Date Incurred:	11/17/2014
FY of Last Payment:	2016

Bond Fund

Debt/Obligation Type:	Internal Loans
Principal:	1,788,197
Interest:	0
Total:	1,788,197
Annual Appropriation?:	No
Date Incurred:	11/08/2012
FY of Last Payment:	2017

Sewer Fund

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/17/2014
FY of Last Payment:	2015

Northern Bond Fund

Debt/Obligation Type:	Internal Loans
Principal:	994,580
Interest:	0
Total:	994,580
Annual Appropriation?:	No
Date Incurred:	05/22/2010
FY of Last Payment:	2017

Aerial Services

Debt/Obligation Type:	Rebates
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Principal:	49,322
Interest:	0
Total:	49,322
Annual Appropriation?:	Yes
Date Incurred:	04/11/2009
FY of Last Payment:	2017

Reel Deal

Debt/Obligation Type:	Rebates
Principal:	300,820
Interest:	0
Total:	300,820
Annual Appropriation?:	Yes
Date Incurred:	09/20/2008
FY of Last Payment:	2017

Universal Industries

Debt/Obligation Type:	Rebates
Principal:	4,800
Interest:	0
Total:	4,800
Annual Appropriation?:	Yes
Date Incurred:	04/07/2012
FY of Last Payment:	2016

Target Corporation

Debt/Obligation Type:	Rebates
Principal:	142,420
Interest:	0
Total:	142,420
Annual Appropriation?:	Yes
Date Incurred:	12/24/2012
FY of Last Payment:	2016

Principal Life Insurance

Debt/Obligation Type:	Rebates
Principal:	278,786
Interest:	0
Total:	278,786
Annual Appropriation?:	Yes
Date Incurred:	07/25/2011
FY of Last Payment:	2019

East Central Iowa Coop

Debt/Obligation Type:	Rebates
Principal:	122,539
Interest:	0
Total:	122,539
Annual Appropriation?:	Yes

Date Incurred:	11/14/2011
FY of Last Payment:	2018

Street Repair Fund

Debt/Obligation Type:	Internal Loans
Principal:	584,711
Interest:	0
Total:	584,711
Annual Appropriation?:	No
Date Incurred:	02/16/2015
FY of Last Payment:	2017

Non-Rebates For CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR

TIF Expenditure Amount:	0
Tied To Debt:	Sewer Fund
Tied To Project:	Bluff St. Lift Station
TIF Expenditure Amount:	146,638
Tied To Debt:	Northern 2009 GO Bonds
Tied To Project:	Northern Industrial Park
TIF Expenditure Amount:	1,602,533
Tied To Debt:	CFU-Electric Utility-Generation
Tied To Project:	Electric Generation
TIF Expenditure Amount:	277,983
Tied To Debt:	CFU-Electric Utility
Tied To Project:	Electrical Extensions
TIF Expenditure Amount:	6,830
Tied To Debt:	CFU-Gas Utility
Tied To Project:	Gas Services
TIF Expenditure Amount:	0
Tied To Debt:	CFU-Water Utility
Tied To Project:	Water Extensions
TIF Expenditure Amount:	4,004
Tied To Debt:	CFU-Communication Utility
Tied To Project:	Communication Services
TIF Expenditure Amount:	0
Tied To Debt:	Northern Bond Fund
Tied To Project:	Northern Industrial Park
TIF Expenditure Amount:	2,466,980
Tied To Debt:	Bond Fund
Tied To Project:	West Viking Road
TIF Expenditure Amount:	58,557
Tied To Debt:	Bond Fund
Tied To Project:	Highway 58 Pedestrian Bridge
TIF Expenditure Amount:	40,110
Tied To Debt:	Bond Fund
Tied To Project:	Highway 58 Intersection Improvements
TIF Expenditure Amount:	40,800
Tied To Debt:	General Fund
Tied To Project:	Staff Administrative Costs
TIF Expenditure Amount:	735,589

Tied To Debt:	Bond Fund
Tied To Project:	Northern Industrial Park
TIF Expenditure Amount:	7,468
Tied To Debt:	Bond Fund
Tied To Project:	Legal Fees

Rebates For CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR

Aerial Services

TIF Expenditure Amount:	23,912
Rebate Paid To:	Aerial Services
Tied To Debt:	Aerial Services
Tied To Project:	Aerial Services
Projected Final FY of Rebate:	2017

Reel Deal

TIF Expenditure Amount:	132,020
Rebate Paid To:	Reel Deal
Tied To Debt:	Reel Deal
Tied To Project:	Reel Deal
Projected Final FY of Rebate:	2017

Universal Industries

TIF Expenditure Amount:	4,800
Rebate Paid To:	Universal Industries
Tied To Debt:	Universal Industries
Tied To Project:	Universal Industries
Projected Final FY of Rebate:	2016

Target Corporation

TIF Expenditure Amount:	142,420
Rebate Paid To:	Target Corporation
Tied To Debt:	Target Corporation
Tied To Project:	Target Corporation
Projected Final FY of Rebate:	2016

Principal Life Insurance

TIF Expenditure Amount:	105,986
Rebate Paid To:	Jones Lang LaSalle
Tied To Debt:	Principal Life Insurance
Tied To Project:	Principal Life Insurance
Projected Final FY of Rebate:	2019

East Central Iowa Coop

TIF Expenditure Amount:	57,539
Rebate Paid To:	East Central Iowa Coop
Tied To Debt:	East Central Iowa Coop
Tied To Project:	East Central Iowa Coop
Projected Final FY of Rebate:	2018

♣ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS IND PARK UR TIF INCR
 TIF Taxing District Inc. Number: 07154
 TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1990

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	217,420	59,072,530	21,998,900	0	-1,852	81,286,998	0	81,286,998
Taxable	0	121,175	53,165,277	19,799,010	0	-1,852	73,083,610	0	73,083,610
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	11,582,250	69,706,600	69,982,650	-276,050	-7,444

FY 2016 TIF Revenue Received: 1,853,662

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
 TIF Taxing District Name: CEDAR FALLS CITY AG/CEDAR FALLS SCH/CEDAR FALLS IND PARK UR TIF INCR
 TIF Taxing District Inc. Number: 07156
 TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1990

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	53,120	0	0	0	0	0	53,120	0	53,120
Taxable	23,746	0	0	0	0	0	23,746	0	23,746
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	763,370	0	0	0	0

FY 2016 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
TIF Taxing District Name:	CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS IND PARK II UR TIF INCR
TIF Taxing District Inc. Number:	07194
TIF Taxing District Base Year:	1994
FY TIF Revenue First Received:	1996
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,409,080	113,994,940	14,026,980	0	-1,852	129,429,148	0	129,429,148
Taxable	0	785,330	102,595,446	12,624,282	0	-1,852	116,003,206	0	116,003,206
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	182,256	116,003,206	115,774,116	229,090	6,177

FY 2016 TIF Revenue Received: 4,000,507

TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
TIF Taxing District Name:	CEDAR FALLS CITY AG/CEDAR FALLS SCH/CEDAR FALLS IND PARK II UR TIF INCR
TIF Taxing District Inc. Number:	07196
TIF Taxing District Base Year:	1994
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	999,250	0	0	0	0	0	999,250	0	999,250
Taxable	446,685	0	0	0	0	0	446,685	0	446,685
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,217,050	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
 TIF Taxing District Name: CEDAR FALLS CITY/HUDSON SCH/CEDAR FALLS IND PARK II UR TIF INCR
 TIF Taxing District Inc. Number: 07198

TIF Taxing District Base Year:	1994	UR Designation	
FY TIF Revenue First Received:	1996	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	88,120	8,169,300	531,830	0	-1,852	8,787,398	0	8,787,398
Taxable	0	49,112	7,352,370	478,647	0	-1,852	7,878,277	0	7,878,277
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,125,520	7,663,730	0	7,663,730	222,358

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
 TIF Taxing District Name: CEDAR FALLS CITY AG/HUDSON SCH/CEDAR FALLS IND PARK II UR TIF INCR
 TIF Taxing District Inc. Number: 07200

TIF Taxing District Base Year:	1994	UR Designation	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	10/2003

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	360,980	0	0	0	0	0	360,980	0	360,980
Taxable	161,366	0	0	0	0	0	161,366	0	161,366
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	217,090	143,890	0	143,890	3,033

FY 2016 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
TIF Taxing District Name:	CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS IND PARK II AMD 1 INCR
TIF Taxing District Inc. Number:	07244
TIF Taxing District Base Year:	2002
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2003

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	47,754,820	1,164,260	0	0	48,919,080	0	48,919,080
Taxable	0	0	42,979,338	1,047,834	0	0	44,027,172	0	44,027,172
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	24,910	44,027,172	20,068,249	23,958,923	646,043

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
TIF Taxing District Name:	CEDAR FALLS CITY AG/CEDAR FALLS SCH/CEDAR FALLS IND PARK II AMD 1 INCR
TIF Taxing District Inc. Number:	07246
TIF Taxing District Base Year:	2002
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2003

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	188,230	0	0	0	0

FY 2016 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/NORTHERN CEDAR FALLS
 INDUSTRIAL PARK UR INCR
 TIF Taxing District Inc. Number: 07294
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received:
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2009

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,240,730	546,140	4,500,000	0	-7,408	7,279,462	0	7,279,462
Taxable	0	1,248,838	491,526	4,050,000	0	-7,408	5,782,956	0	5,782,956
Homestead Credits									13

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	10	5,782,956	0	5,782,956	155,935

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
 TIF Taxing District Name: CEDAR FALLS CITY AG/CEDAR FALLS SCH/NORTHERN CEDAR FALLS
 INDUSTRIAL PARK UR INCR
 TIF Taxing District Inc. Number: 07296
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2009

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	197,700	0	0	0	0	0	197,700	0	197,700
Taxable	88,377	0	0	0	0	0	88,377	0	88,377
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	10	88,377	0	88,377	1,682

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
 TIF Taxing District Name: CEDAR FALLS IND PKS AMD 5-UNIF HWY 58 TIF INCR
 TIF Taxing District Inc. Number: 07310

TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	434,200	5,276,470	589,000	0	-1,852	6,297,818	0	6,297,818
Taxable	0	241,994	4,748,823	530,100	0	-1,852	5,519,065	0	5,519,065
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	100	5,519,065	0	5,519,065	148,819

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)
 Urban Renewal Area: CEDAR FALLS UNIFIED HWY 58 CORRIDOR UR (07043)
 TIF Taxing District Name: CEDAR FALLS AG IND PKS AMD 5-UNIF HWY 58 TIF INCR
 TIF Taxing District Inc. Number: 07312

TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	100	0	0	0	0

FY 2016 TIF Revenue Received: 0